

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/0474/FUL

Highway Reference Number: 2023/0474/01/H/R1

Application Address: 1A George Street Enderby Leicestershire LE19 4NQ

Application Type: Full

Description of Application:

Re-consultation. Two storey rear extension and single storey side extension

GENERAL DETAILS

Planning Case Officer: Tom White

Applicant: Mr Paul Loomes

County Councillor: Cllr Louise Richardson

Parish: Enderby

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously responded to this application on 24th July 2023, requesting further information regarding trip generation and parking management.

Subsequently, the Applicant's Agent, Perfect Planning, has submitted an email to the Local Planning Authority (LPA) dated 14th August 2023, which seeks to address the matters previously raised by the LHA, as discussed below.

Site Access

As discussed in the previous LHA observations, there are no amendments proposed to the existing site access.

Trip Generation

The previous LHA observations stated:

'The applicant is proposing to expand the existing nursery to increase the number of children from 20 to approximately 52. In addition, the submitted application forms outlines the proposed increase from 6 full-time staff to 10 full-time staff, an increase of 4 employees.'

In relation to trip generation and parking, the Design Statement submitted to the Local Planning Authority (LPA) on 6th June 2023 states:

'The majority of clients walk to drop off and collect children as they are from the local community and so parking has never been an issue at the site.'

Drop offs are between 7:30am and 10am and collections between 2:30pm and 6pm, this flexibility ensures there is not a busy rush or queues for parking.'

All staff are local and so walk to the site for work ensuring the parking is not utilised during the day by members of staff'.

The proposals would be expected to generate an additional 64 two-way trips in both the AM and PM periods (32 arrivals and 32 departures). Whilst it is important to note that these would be split over a period of 2.5hrs in the AM and 3.5hrs in the PM period, no further information has been submitted to quantify the expected trips during each period.'

The LHA does note the nature of the location, and commentary within the Design Statement regarding the '...desperate demand for nursery places in the village...'. However, further information should be submitted regarding the expected modal split, which could be based on the existing modal split children currently attending the nursery.'

In addition, it would be beneficial for the applicant to supply a breakdown of the expected drop-off/pick-up times within each period outlined above in order for the LHA to fully consider the impact of the proposal and to consider how the additional drop-offs/pick-ups would be managed.'

It is also noted that the Design Statement makes reference to the closure of 'Smiles' and the associated demand for nursery places that this has generated., It would therefore be beneficial for the applicant to confirm the location of the former 'Smiles' nursery'.

In relation to the above, the Applicant's Agent has stated that the Applicant has confirmed that there is no fixed time for parents to collect or drop-off within the drop-off and collection windows and that these are typically spread out.

In addition, the Applicant's Agent has stated that:

'The collections and drop offs only take 2-3 minutes so it is rare for parents to clash. It was also noted that there are currently 2 sets of siblings which further reduces the trips that would be generated. Smiles nursery was in Glenfield which is approximately 15 minutes away from the application site'.

Given the potential trip generation outlined above, which identified that the proposals would be expected to generate up to 64 two-way trips in both the AM and PM peak periods. The Applicant is advised that, regardless of the duration of drop-off and pick-up times, typically, where a development proposal results in 30 or more two-way trips in any peak period, junction capacity assessments are required. In addition, given that there are only four parking spaces available on site, and this is not proposed to be increased, consideration must be given to parking provision and the impact that this would have on the surrounding highway network.

Furthermore, the confirmation that the 'Smiles' day nursery was located in Glenfield, confirms that any additional demand for nursery places following the closure of that site, would be expected to be by private motor vehicle.

It therefore remains that further information, and evidence, is required in order to fully assess the impact of the development proposal.

Given that the site is existing, the Applicant is advised that in order to obtain the information previously requested by the LHA, a survey should be undertaken at the existing site; this can be used to predict the arrival/departure times, and modal split of trips associated with the proposed expansion.

Parking

As outlined in the previous LHA observations, there are four existing parking spaces accessed via George Street which are proposed to remain. It remains that further information is required as to how drop-offs/pick-ups would be managed.

Date Received
17 August 2023

Case Officer
Ruth Davis

Reviewer
DH

Date issued
30 August 2023